111.0	0002	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,200 / 694,200
					USE VALUE:	694,200 / 694,200
					ASSESSED:	694,200 / 694,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRANCO CHARLENE F/TRUSTEE
Owner 2:	LANDRY CARALYEA M TRUSTEE
Owner 3:	CHARLENE F BARRANCO REVOCABL
Street 1:	17 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARRANCO CHARLENE F -
Owner 2:	-
Street 1:	17 BERKELEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Vinyl Exterior and 1610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5454.000	285,200	500	408,500	694,200
Total Card	0.125	285,200	500	408,500	694,200
Total Parcel	0.125	285,200	500	408,500	694,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.18 | /Parcel: 431.18

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 70611

GIS Ref

GIS Ref

Insp Date 11/12/18

!8632!

PREVIOUS ASSESSMENT

Parcel ID 111.0-0002-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	285,200	500	5,454.	408,500	694,200		Year end	12/23/2021
2021	101	FV	276,800	500	5,454.	408,500	685,800		Year End Roll	12/10/2020
2020	101	FV	276,800	500	5,454.	408,500	685,800	685,800	Year End Roll	12/18/2019
2019	101	FV	212,400	0	5,454.	402,700	615,100	615,100	Year End Roll	1/3/2019
2018	101	FV	212,400	0	5,454.	309,300	521,700	521,700	Year End Roll	12/20/2017
2017	101	FV	212,400	0	5,454.	291,800	504,200	504,200	Year End Roll	1/3/2017
2016	101	FV	212,400	0	5,454.	268,500	480,900	480,900	Year End	1/4/2016
2015	101	FV	207,200	0	5,454.	251,000	458,200	458,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:38:54

LAST REV

Date	Time
09/05/19	15:16:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8632

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRANCO CHARLE	61833-249		5/20/2013	Convenience	1	No	No		
BARRANCO JOHN B	32913-567		1/31/2001	Family	1	No	No		
	11761-402		11/3/1969		25,000	No	No		N

USER DEFINED

Prior Id # 1:	70611
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2014	1752	Re-Roof	6,000					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
11/24/2008	Meas/Inspect	189	PATRIOT
3/10/2000	Inspected	276	PATRIOT
2/3/2000	Measured	197	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5454		Sq. Ft.	Site		0	70.	1.07	6									408,535						408,500	

Total AC/HA:	0.12521	Total SF/SM:	5454	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	408,535	Spl Credit		Total:	408,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30217385
Const Adj.:	0.98010004
Adj $ / SQ:	172.295
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413273
Depreciation:	128115
Depreciated Total:	285158

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

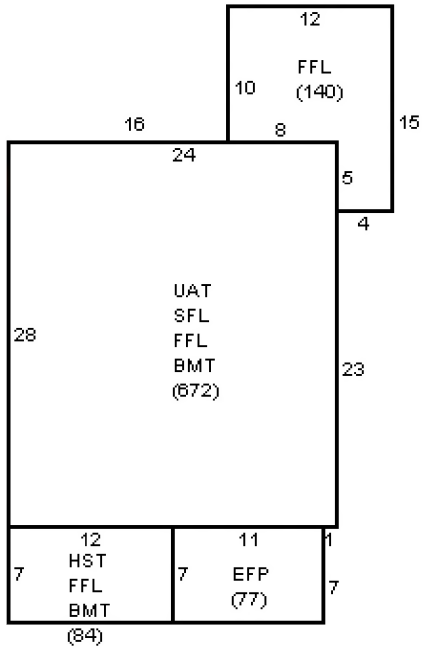
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	172.30
Special Features:	0	Val/Su Net:	109.23
Final Total:	285200	Val/Su SzAd	177.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	172.300	154,376
BMT	Basement	756	51.690	39,077
SFL	Second Floor	672	172.300	115,782
UAT	Upper Attic	168	68.920	11,578
EFP	Enclos Porch	77	61.340	4,723
HST	Half Story	42	172.300	7,236

Net Sketched Area: 2,611 | Total: 332,772

Size Ad 1610 | Gross Area 3157 | FinArea 1610

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X10	A	AV	2010	6.00	T	7.2	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500

IMAGE

AssessPro Patriot Properties, Inc